



Hadleigh Road  
Aldham

Prices From £195,000

LACY SCOTT  
& KNIGHT

150 YEARS est. 1869

# Serviced Building Plots

Hadleigh Road | Aldham | Ipswich | IP7 6NQ

Hadleigh 2 miles, Ipswich 8 miles, Colchester 15 miles

A rare opportunity to purchase serviced building plots with outline planning permission. Attractive semi-rural location close to Hadleigh.

## Development Site

The site is positioned on the north eastern edge of the small south Suffolk village of Aldham.

The site which has a total frontage of approximately 170m onto Hadleigh Road, and an average depth of 68m, currently forms part of an agricultural field.

Outline planning permission has been granted for seven 3 and 4 bedroom detached bungalows. Six of the plots are to be offered for sale, which range in size from 0.28 acres to 0.35 acres, and are available with services installed.

The plots are defined by post and rail fencing.

## The Plots

The plots are offered as follows:-

Plot	Frontage	Area	Price
1	27.5m	1650 sq m	SOLD
2	21.9m	1500 sq m	SOLD
3	16.9m	1160 sq m	£195,000
4	16.9m	1140 sq m	£195,000
5	NOT RELEASED		£
6	NOT RELEASED		£



## Planning

Outline planning permission was granted by Babergh District Council on 13<sup>th</sup> June 2018 under Planning Reference DC/18/00799.

A subsequent application under Reference DC/20/01824 has been approved granting phasing of the development for the purposes of CIL.

The documentation is available to be viewed online via Babergh District Council's Planning Portal.

Plot 4 is currently the subject of an application for approval of

Reserved Matters under Reference DC/21/00834. The application is for a detached 3 bedroom bungalow of 147sq m or thereabouts.

## Location

Aldham is an attractive small village positioned approximately 2 miles north of the popular south Suffolk market town of Hadleigh and is approximately 8 miles west of the county town of Ipswich.

Hadleigh is a busy and thriving market town with a good range of every day shops including butchers, Adnams wine merchants, a Co-op supermarket in the High Street and a

larger Morrisons store on the outskirts, as well as various independent shops and businesses. There is also a Leisure Centre.

The town is bypassed by the A1071 which provides a good local road link to either Ipswich or Sudbury, and commuter train services are available from either Ipswich, Colchester or Manningtree stations, all of which provide a direct link into London Liverpool Street.

### Services

The vendors have undertaken the installation of services. Water is fully connected, and service ducting for electricity and telephone is installed, together with foul sewerage channels connected to the public sewer.

### CIL

Babergh District Council is a CIL charging authority for Community Infrastructure Levy (CIL). It is understood that the site falls within a "High" Charging Zone. The initial charging rate was set at £115 per square metre in 2016, but is subject to indexation and therefore potential purchasers should make their own enquiries direct to Babergh District Council to ascertain the current prevailing rate of charge. Purchasers intending to construct homes for their own occupation are able to apply to the Local Authority for exemption from the CIL Levy.

### Directions

From the Hadleigh bypass (A1071) take a signposted northward turn to the village of Aldham and follow the road for approximately 2 miles. On passing through the main village take a left hand turning signposted to Elmsett, and the site will be found on the left hand side after approximately 200 yards. The Postcode for the site is IP7 6NQ.



### Architects

The original plans were prepared by Patrick Allen & associates Ltd, Kesgrave, Ipswich, IP5 2BY, Tel. 01473 620660.

### Viewings

Viewing of the land should be by prior appointment via the Sole Selling Agents Lacy Scott & Knight LLP, Stowmarket Branch, Tel. 01449 612384.

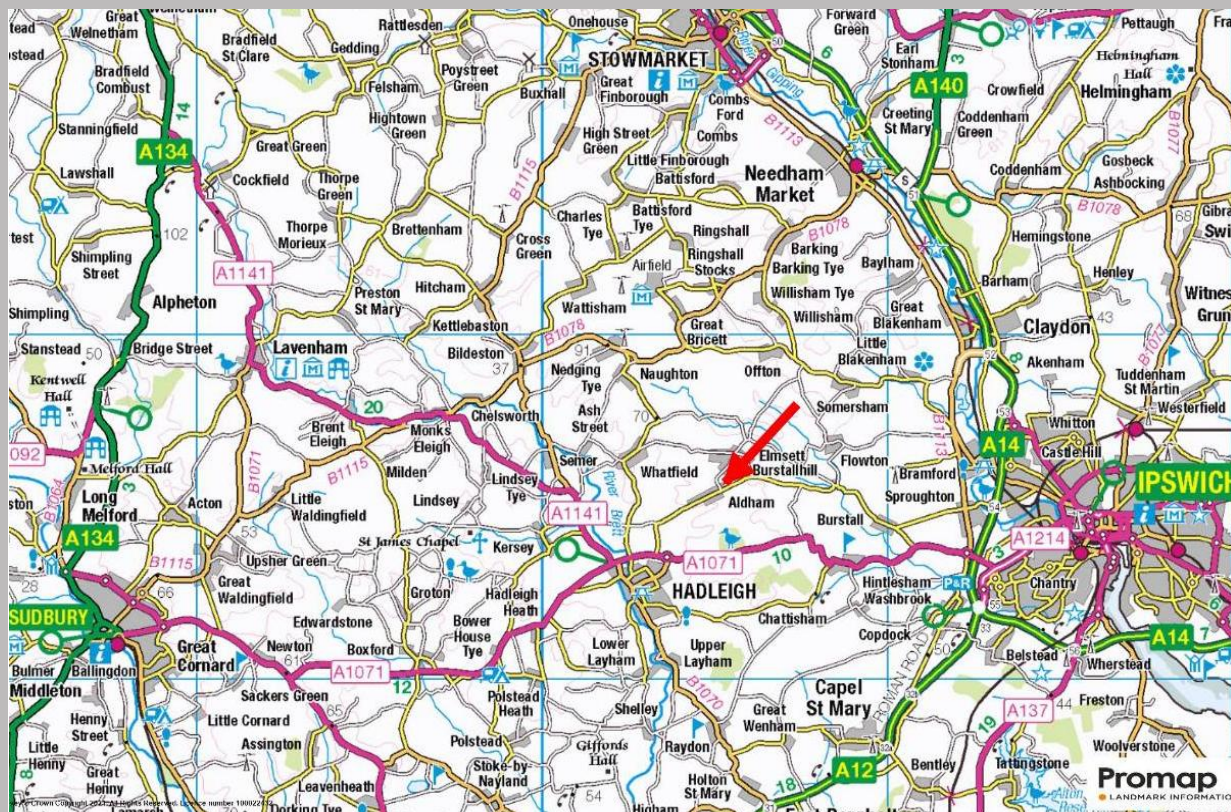
### Plans, Areas and Schedules

These are based on the Ordnance Survey and are for reference only. They have been checked and computed by the Agents, and the Purchaser(s) shall be deemed to have satisfied themselves as to the description of the property, and any error or misstatement shall not annul the letting, nor entitle either party to compensation. The plans are for the purpose of identification only. In the event of any discrepancy between the plans and schedule of areas, the schedule of areas shall prevail.

### Misrepresentation and Notices

Lacy Scott & Knight for themselves and as Agents for the Seller of the property give notice that:-

- These Particulars are intended to give a fair and substantially correct overall description for the guidance of intending Purchaser(s) and do not constitute, nor constitute part of, an offer or contract. No responsibility is assumed for the accuracy of individual items.
- All descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending Purchaser(s) should not rely on them as statements or representations of facts, but must satisfy himself by inspection or otherwise as to the correctness of each item.
- No person in the employment of Lacy Scott & Knight has any authority to make or give any representation or warranty whatever in relation to this property or these particulars not to enter into any contract relating to the property on behalf of Lacy Scott and Knight nor any contract on behalf of the Sellers.
- No responsibility can be accepted for any expenses incurred by any intending Purchaser(s) in inspecting properties which have been sold or withdrawn.
- Should any dispute arise as to the boundaries or an pre-contract points on the General Remarks and Stipulations, Particulars, Schedule, Plans or the interpretation of any of them, the questions will be referred to the arbitration of the Agents, whose decision shall be final.



**Tel: 01284 748600**

10 RISBYGATE STREET, BURY ST EDMUNDS, IP33 3AA

**Tel: 01449 612384**

MARKET PLACE, STOWMARKET, SUFFOLK, IP14 1DN